

The Pinnacle at Encino Commons

For Lease 14,320 SF



The Pinnacle
at Encino Commons
21044 US Highway 281
San Antonio, Texas



TC Austin Realty Advisors
12950 Country Parkway
Ste 180
San Antonio, Texas 78216
Phone: 210-495-5015
www.tcaustin.com

**Mike Reyna, CCIM, CPM,
CRE**
210-325-3397
mike@tcaustin.com

Located at one of the premier intersections of San Antonio, The Pinnacle at Encino Commons offers great visibility and exposure to retail users. This 14 acre site features frontage along highway 281, and Evans road. The Pinnacle is part of the master development know as Encino Commons which features over 650 units of class “A” apartments, a new hotel, custom garden home development, office park and other retail uses. Located in one of the highest income and housing markets in San Antonio, Prime space available. Pad site for sale



The Pinnacle at Encino Commons

EXECUTIVE SUMMARY.....	3
THE PROPERTY.....	5
LOCATION MAP.....	5
AERIALS.....	6
FLOOR PLAN.....	8
PHOTOS.....	9
DEMOGRAPHICS.....	11



PROPERTY	PINNACLE SHOPPING CENTER	SPACE AVAILABLE	14,320 SF
		FRONT PARKING COUNT	268 SPACES / 552 Spaces Total
LOCATION	21044 US Highway 281 San Antonio TX 78258	LAND	14 ACRES



LOCATION HIGHLIGHTS

- + Highway Visibility
- + 50ft. Pylon Sign
- + Strong household income

PROPERTY HIGHLIGHTS

- + Primary Space with Excellent Exposure
- + Well Maintained Shopping Center
- + Ample Parking

DEMOGRAPHICS

- + Median Household Income \$105,428 (1-Mile)
- + Median Age 36.2 (1-Mile)
- + Population 183,485 (5-Mile)

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Pinnacle at Encino Commons was developed in 2009 and is strategically located at the northwest quadrant of U.S. Highway 281 and Evans Roads in north central San Antonio, Texas to complement the burgeoning residential growth and retail needs in North San Antonio. The rapid population and household growth in the surrounding trade area has fueled the consistent performance of the Far North Central retail submarket while contributing to increased demand for quality retail space.

The design of Pinnacle at Encino Commons utilizes building materials such as clay tile, stone, and brick giving the Property an impressive “drive-by” presence augmented by an extensive landscape plan providing connection



LEASING INFORMATION

Suite 120

Condition: Shell Space

Lease Area: 5,338 SF

Rental Rate: \$14.50 PSF

Estimated NNN : \$7.50 PSF

Finish Out Allowance: \$30.00 PSF

Suite 111 *Can Be Divided*

Condition: 2nd Generation Retail

Lease Area: 8,982 SF (Combined)

Rental Rate: ***Please Contact Broker for Pricing***

Finish Out Allowance Available

TRADE AREA DEMOGRAPHICS

2019 ESTIMATES	1- MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	8,655	74,082	183,485
Households	3,159	26,548	67,127
Average Household Income	\$105,428	\$101,368	\$95,236

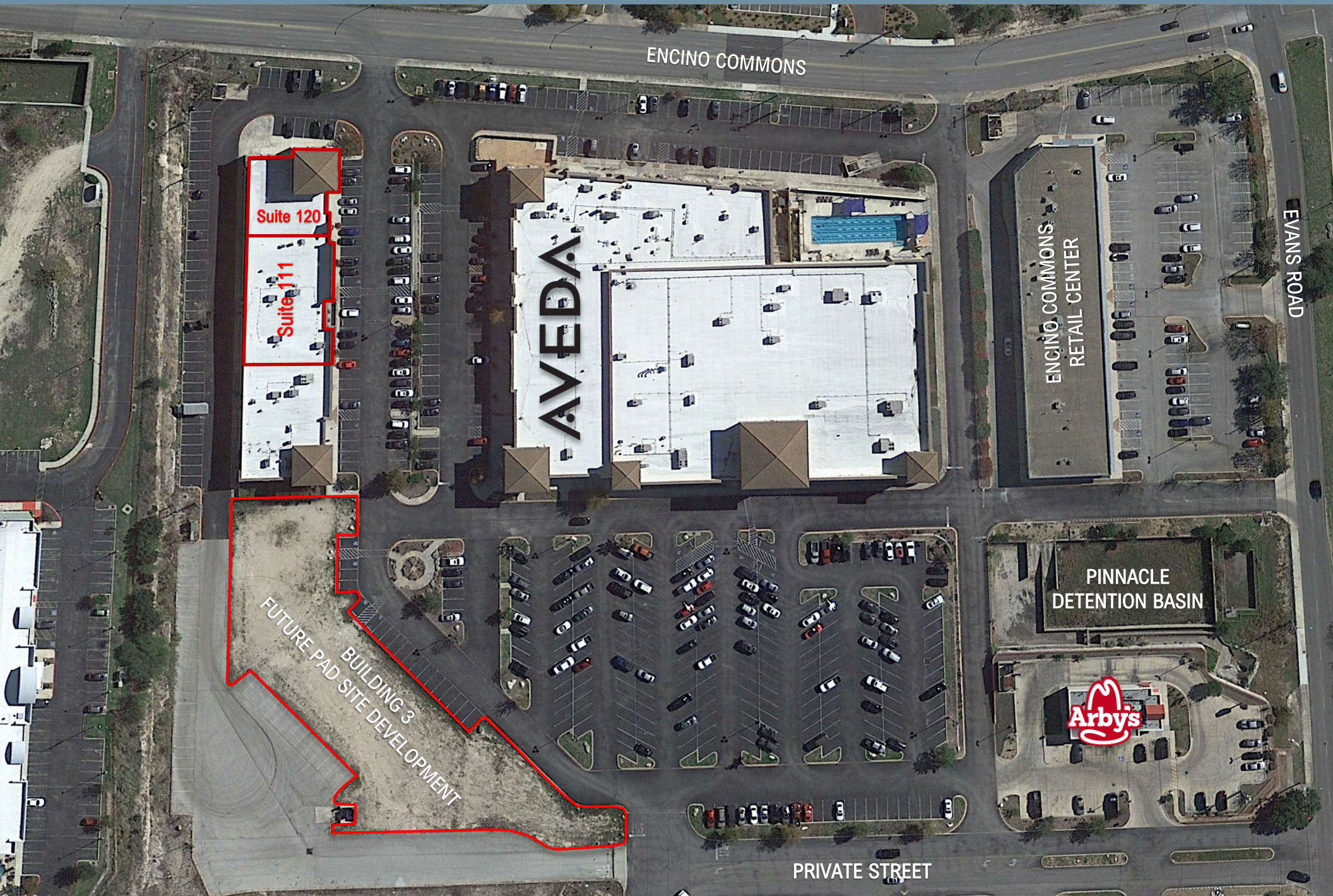
TRAFFIC COUNTS

U.S. Highway 281 @ Evans	155,078 VPD
Evans Road, East of US 281	19,212 VPD
Evans Road, West of US 281	21,076 VPD

LOCATION MAP



AERIAL SITE PLAN



Google Earth

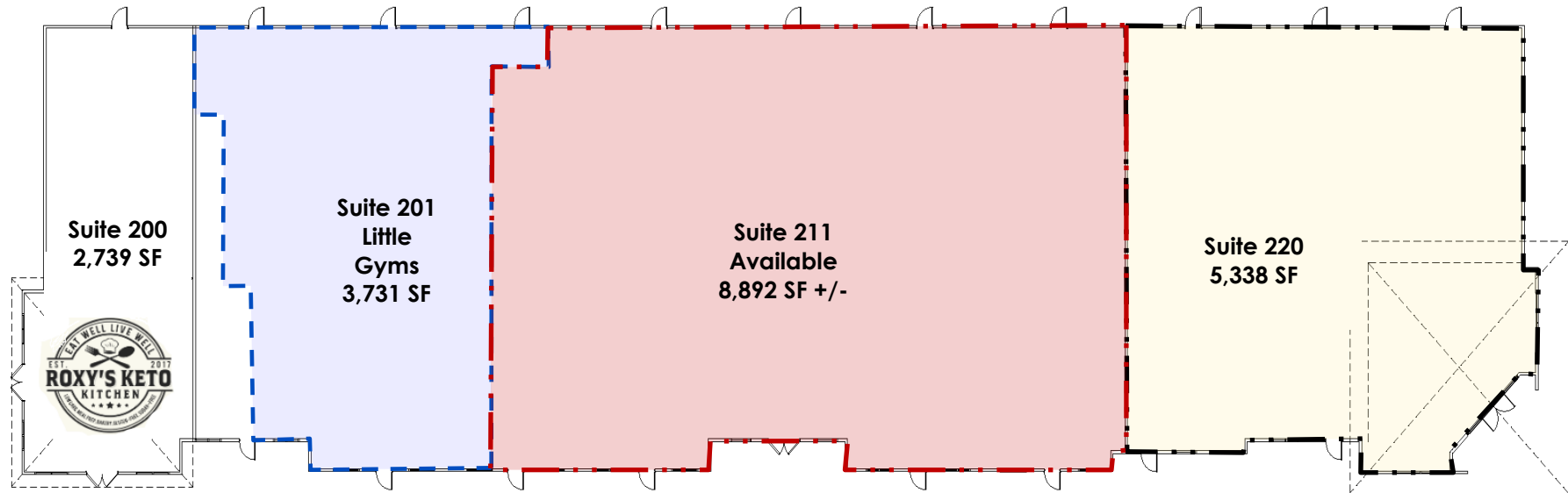
1 FLOOR PLAN
SCALE: 1/16" = 1'

SCALE: 1/16" = 1'-0"

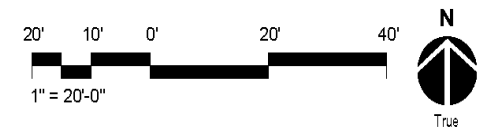


EXISTING SUITE PLANS

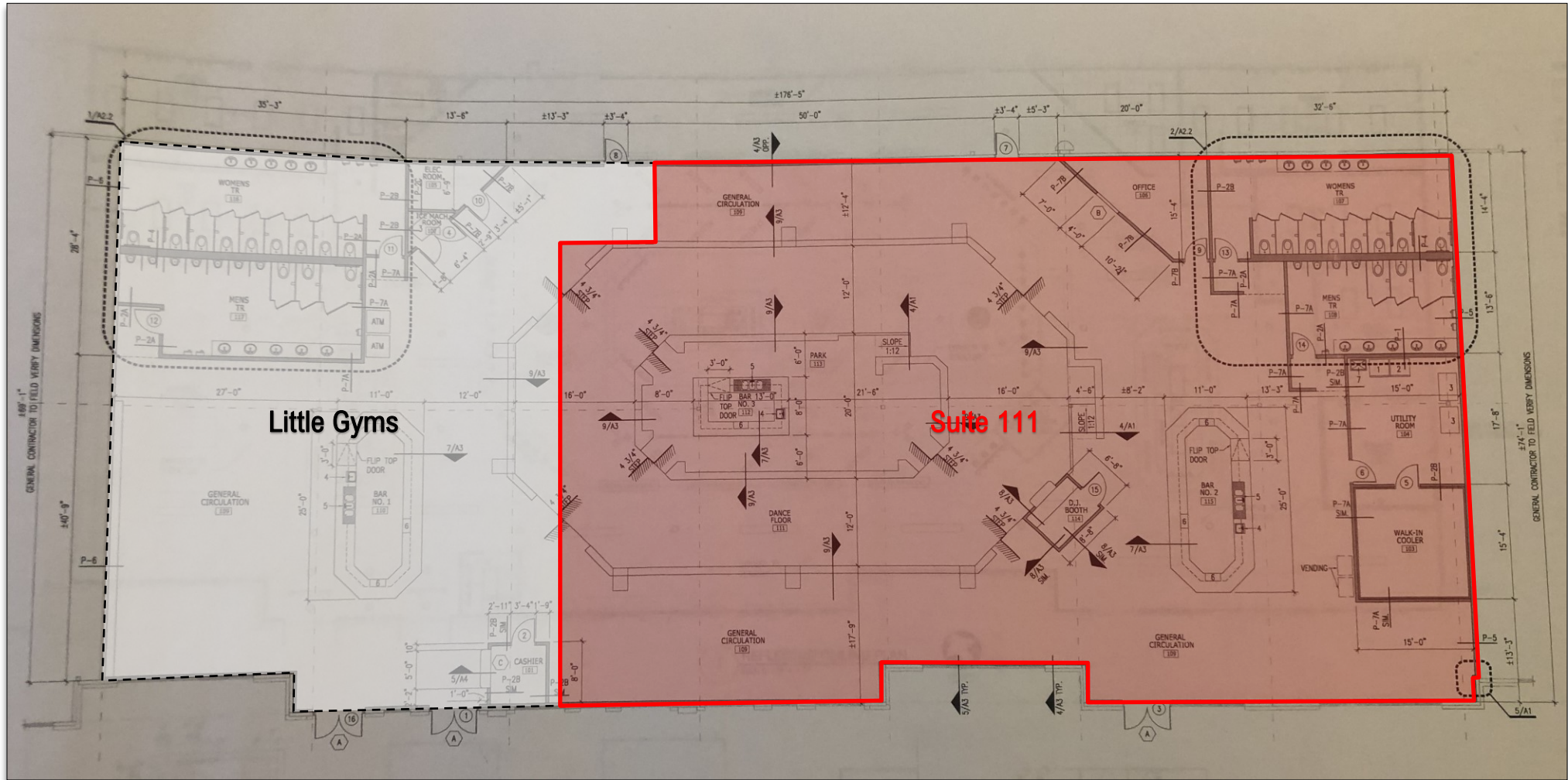
Area Schedule		
Suite	Tenant	Area
200	Roxy's Keto Kitchen	2,739
201	Little Gyms	3,731
211	Vacant	8,982
220	Vacant (Shell)	5,338
Total	Building 2	20,790 SF

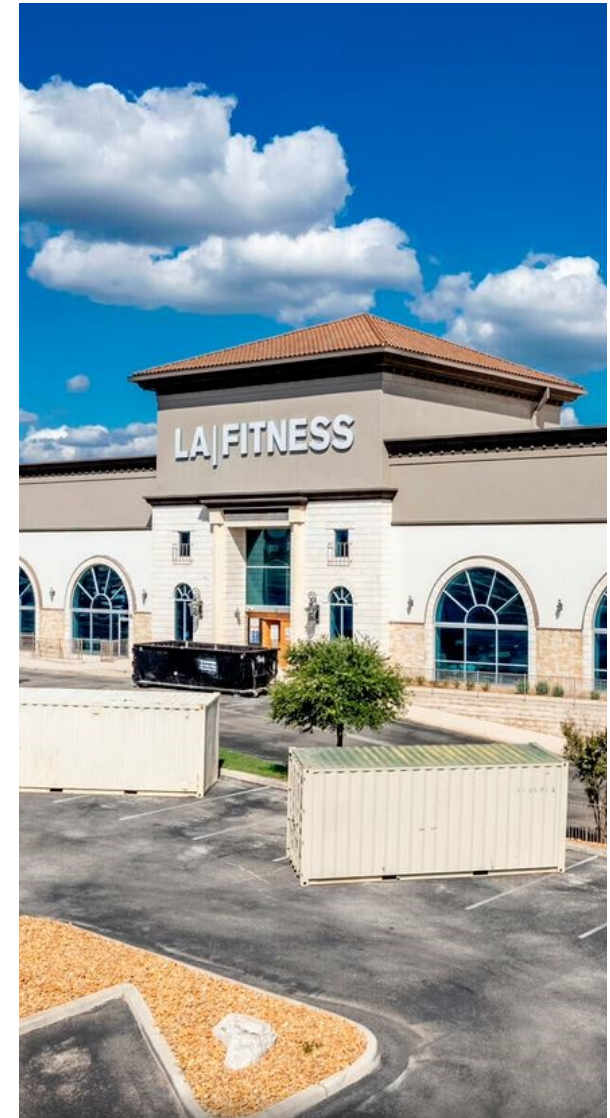


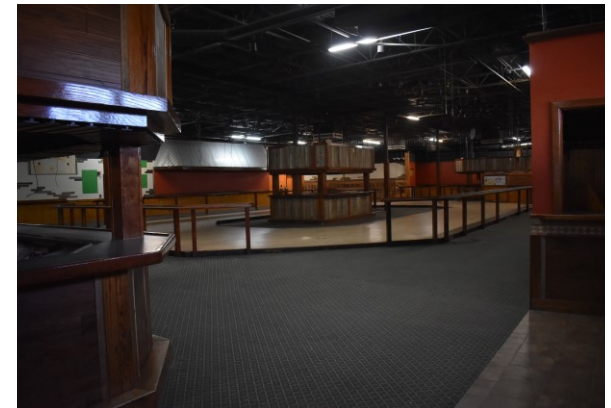
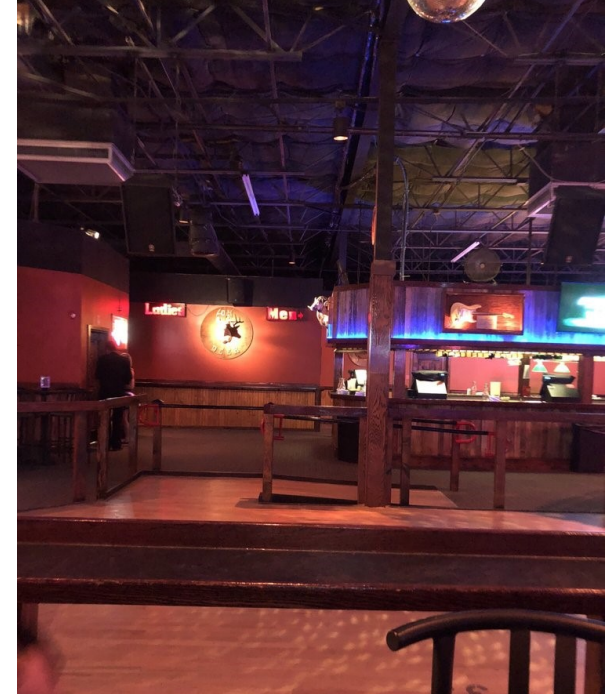
DISCLAIMER:
THE AREAS SHOWN ON THIS PLAN REPRESENT THE BEST
INFORMATION AVAILABLE ON THE AS BUILT CONDITION OF
THE INDIVIDUAL LEASE SPACES. MINOR VARIATION MAY BE
PRESENT AND IT IS THE RESPONSIBILITY OF THE TENANT
TO FIELD MEASURE THEIR SPACES FOR EXACT DIMENSIONS.
ANY DISCREPANCIES SHOULD BE ADDRESSED AS SET FORTH
IN THE LEASE TERMS.



SUITE 111 CURRENT FLOOR PLAN







An aerial photograph of a city skyline, likely San Francisco, featuring a prominent red sculpture in the foreground and a dense cluster of buildings. A semi-transparent white box is overlaid on the center of the image, containing the text 'THE MARKET' and 'LOCATION OVERVIEW / DEMOGRAPHICS /'.

THE MARKET

LOCATION OVERVIEW /
DEMOGRAPHICS /

LOCATION OVERVIEW—SAN ANTONIO

San Antonio – named the fastest-growing city in the nation by the US Census Bureau – continues to be recognized for its thriving economy, maintaining an unemployment rate of 3.2% compared to the 2018 national average of 3.7%. San Antonio's populations surpassed 1.5 million in 2018 making it the second most populated city in Texas and the seventh in the US. By 2030, the city expects to add another million more residents.

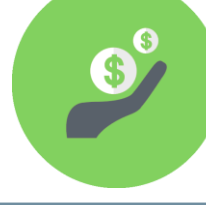
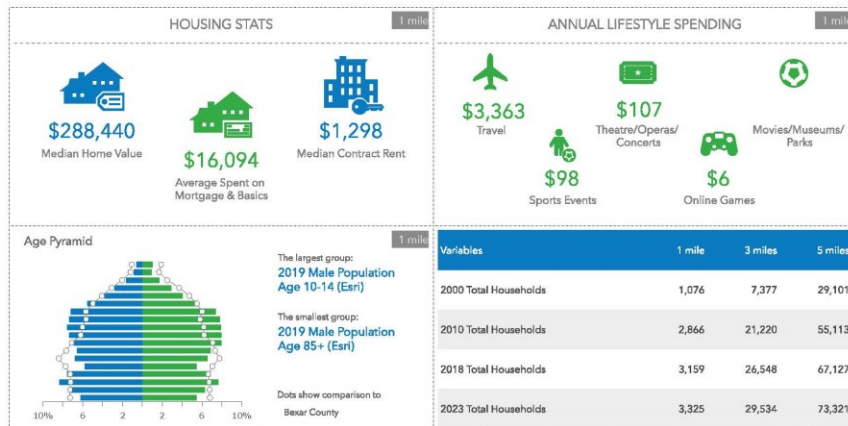
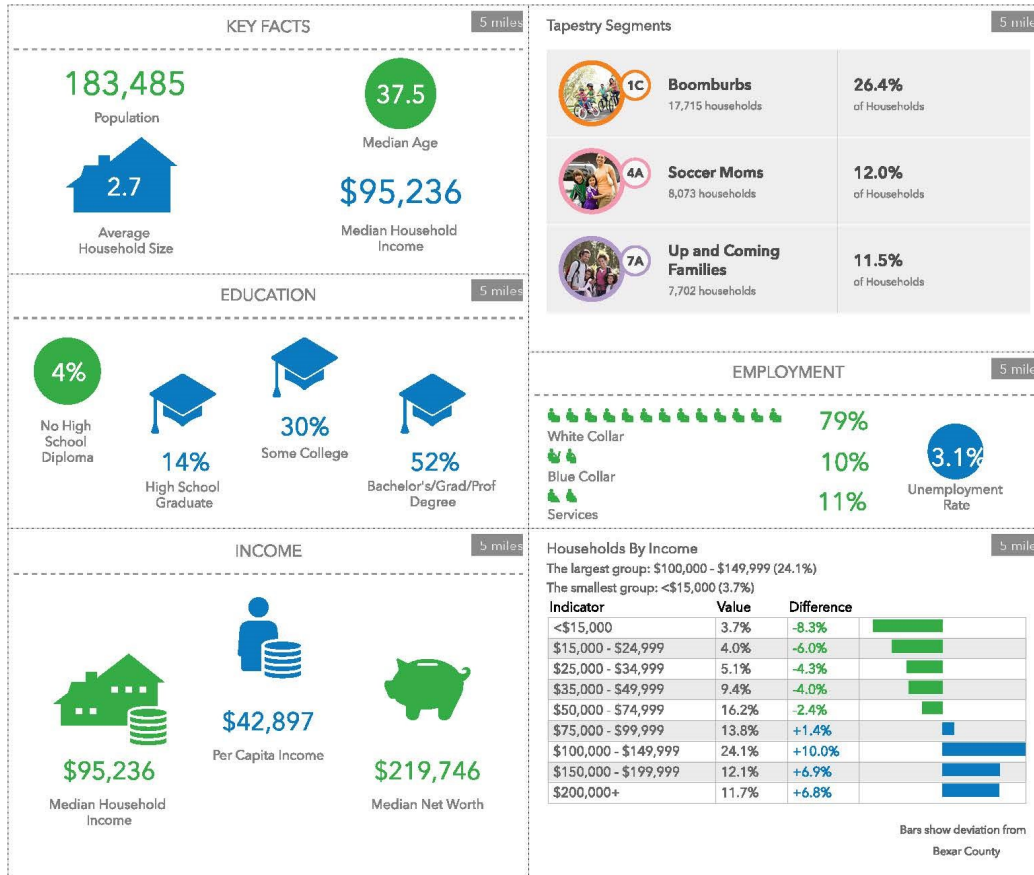
Known for the San Antonio Spurs, Alamo, Riverwalk, theme parks, and Tejano culture, the city of San Antonio has quickly become a top candidate for corporate and residential relocations. Much of this economic growth can be attributed to the San Antonio Economic Development Incentive Fund (EDIF) and Tax Abatements focus on recruiting companies in the Aerospace & Advanced Manufacturing, Bioscience/Healthcare, IT & Cyber-Security, and New Energy industry.

Several companies, including Czech information technology giant Okin Business Process Services (1,400+ jobs), have announced growth plans in the city's core in 2019.

The city has seen an aggressive revitalization of its downtown area with a surge in new office construction including the new Frost Bank Tower and the University of Texas at San Antonio's expansion plans of a \$90 million expansion that will form a new tech corridor in the city. Currently, San Antonio is home to headquarters for major companies including H-E-B, USAA, Methodist Healthcare, and Rackspace, among others.



DEMOGRAPHICS

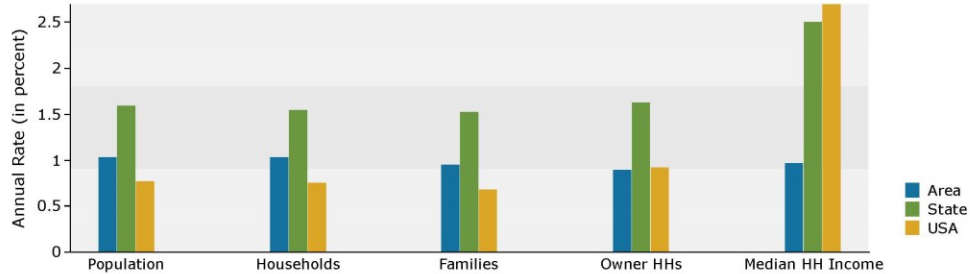


CENSUS	2010	2019	2024
Households			
1 Mile Radius	2,866	3,159	3,325
3 Mile Radius	21,220	26,548	29,534
5 Mile Radius	55,113	67,127	73,321
Median Age			
1 Mile Radius	36.2	37.2	37.0
3 Mile Radius	35.4	36.7	36.6
5 Mile Radius	36.3	37.5	37.5
Families			
1 Mile Radius	2,267	2,487	2,608
3 Mile Radius	15,919	19,675	21,799
5 Mile Radius	40,492	49,176	53,690
Population			
1 Mile Radius	7,860	8,655	9,109
3 Mile Radius	59,505	74,082	82,331
5 Mile Radius	149,723	183,485	201,090
Average Income			
1 Mile Radius		\$105,428	\$110,668
3 Mile Radius		\$101,368	\$107,636
5 Mile Radius		\$95,236	\$104,054
Median Disposable Income			
1 Mile Radius		\$83,830	\$87,967
3 Mile Radius		\$79,842	\$84,779
5 Mile Radius		\$76,455	\$83,534

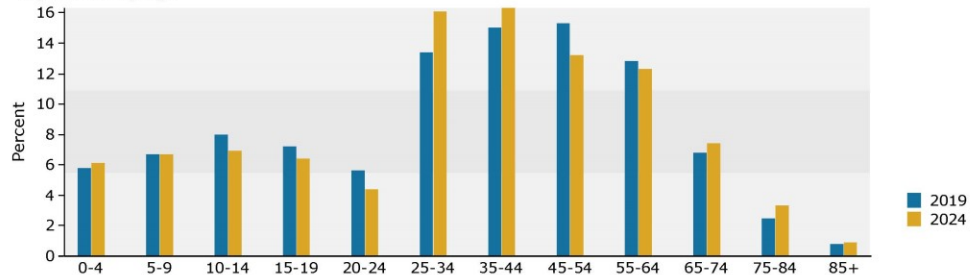
DEMOGRAPHICS

1 Mile Radius

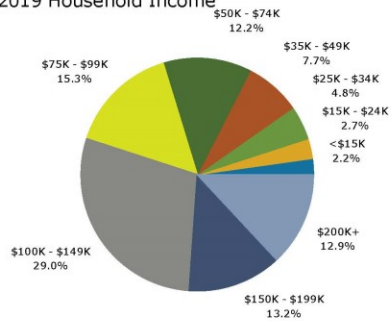
Trends 2019-2024



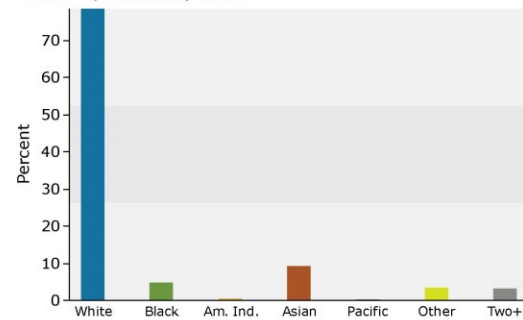
Population by Age



2019 Household Income



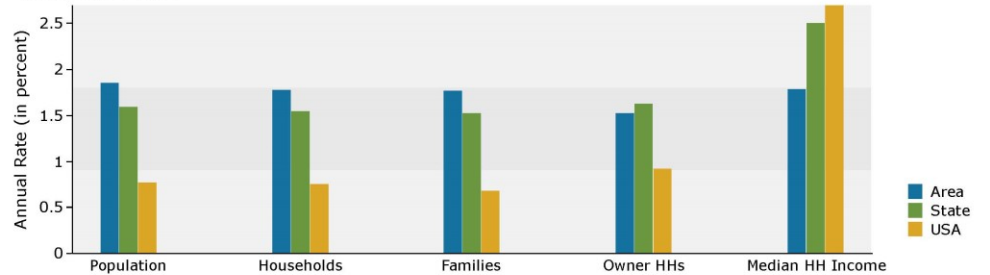
2019 Population by Race



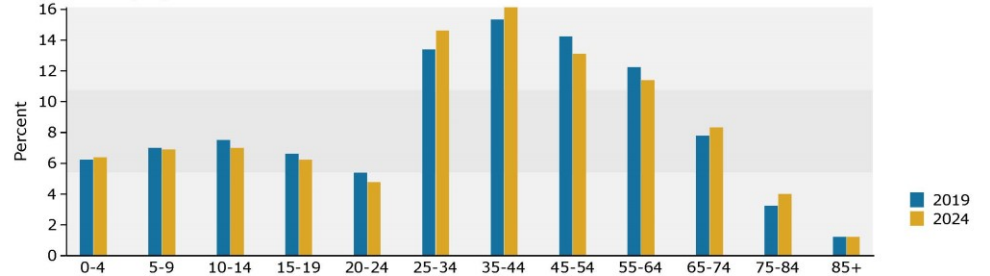
2019 Percent Hispanic Origin: 31.9%

5 Mile Radius

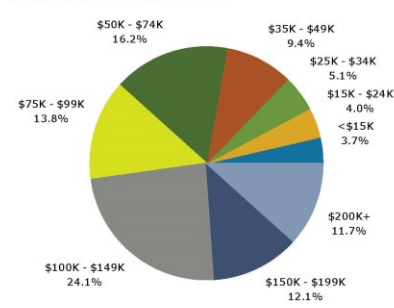
Trends 2019-2024



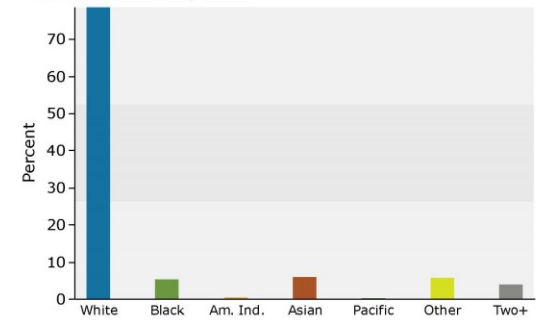
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 35.7%

INFORMATION

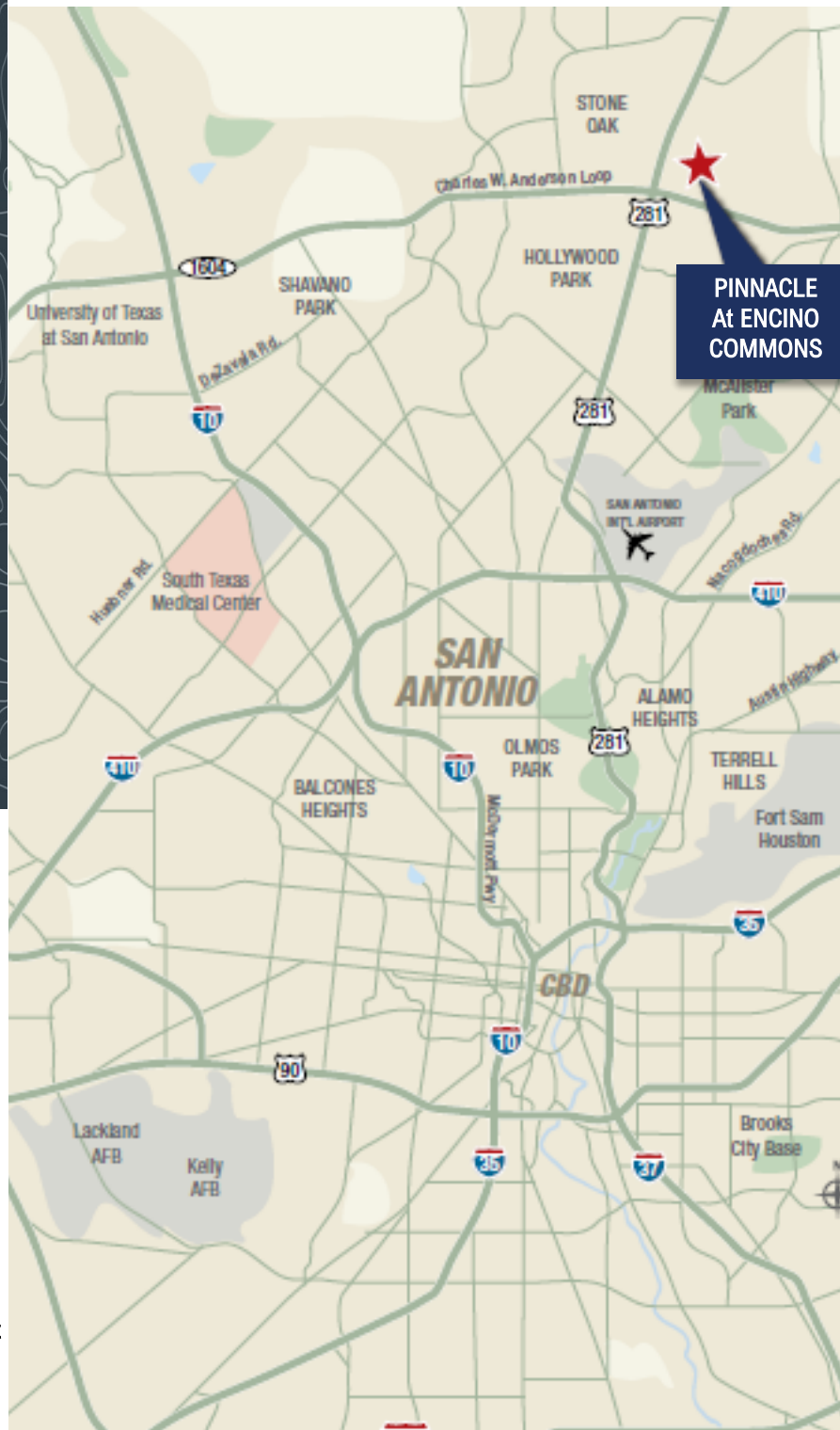
The Pinnacle
at Encino Commons
21044 US Highway 281
San Antonio, Texas



TC Austin Realty Advisors
12950 Country Parkway Ste 180
San Antonio, Texas 78216
Phone: 210-495-5015
www.tcaustin.com

Mike Reyna, CCIM, CPM, CRE
210-325-3397
mike@tcaustin.com

Troy R Van Brunt, Vice President
210-495-5015
troy@tcaustin.com



LEASING INFORMATION

Rates:

Contract Broker for Pricing
Finish-out Allowances available , depending on terms and conditions

\$7.50 PSF for NNN

Making deals happen and offering incentives

Population:

8,655 Population, 1 Mile Radius

74,082 Population, 3 Mile Radius

183,485 Population, 5 Mile Radius

Income:

\$76,455, Median Disposable Income within a 5 Mile Radius and projected to increase to \$83,534 by 2024.

Traffic:

2019 Traffic Count over 132,000 VPD along HWY 281 and 48,543 VPD along Loop Evans Rd
Direct access from HWY 281, Evans Road and Encino Common Blvd.

Major employers in area:

Chase Bank Regional Call Center, Clear Channel Communications, Harcourt Publishing company, JW Marriott Hotel Resort with the PGA Development, Tesoro Petroleum Company, and Methodist Hospital. Daytime employment over 75,000 within a 5-Mile Radius.